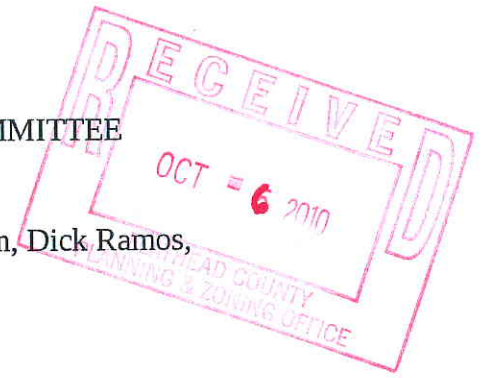


Minutes of September 9, 2010

ASHLEY LAKE LAND USE ADVISORY COMMITTEE



Attendance: Mark Boardman, Les Hart, Clell Hoffman, Brent Kandarian, Dick Ramos, Ed Speelman

Absent: Tim Coleman

Advisor: Andrew Hagermeier

Meeting called to order 6PM by Dick Ramos

Minutes of August 26, 2010 – approved, with one correction: page 4, fifth line from bottom – “Multiple” should be “Many”.

Andrew hands out to committee members copies of more comments sent in, by two individuals. He also hands out his suggested draft of a spreadsheet showing how ALLUAC could address sent-in comments to Draft One (July 30, 2010) of Ashley Lake Neighborhood Plan(NP).

Dick leads the committee in addressing all sent-in comments on NP received by members at this and previous meeting. Some partial notes on this discussion follow, along with the interspersed consensus items* and motions passed*.

We have no jurisdiction over ATV travel on county roads or private trails.

The state does not give the counties jurisdiction on fireworks, By contrast, counties are given jurisdiction on junk vehicles.

Th. Andrew
If one leaves a trailer or RV longer than 30 days, if on vacant lot, one has to follow whatever the county environmental health department instructs, e.g. have a holding tank or drain field. Conditional use permit requires that they go to Flathead County Health Department.

* Regarding Action 1.2.2 (page 27 of NP), the ALLUAC defers possible changes to changes in the regulations.

*Policy 1.2 (P. 27 of NP) – After long discussion, the committee reaches consensus that multi-owners are O.K.

*Action 1.2.1 (p,27) – Committee consensus is that we specify that “multi-family dwellings” does not preclude multi-person ownership, and we specify that “multi-family dwellings” includes types of structures such as apartments, condos and townhouses.

There is an instance of owners having to restore shoreline after installing shore station launch ramp not approved by ALLUAC (Clell),

If a cabin rental is on a nightly basis then it is classified as a hotel and the state requires environmental health compliances such as special water heaters. And zoning may not allow a hotel.

>>Andrew will look into if we could zone regarding rentals that are longer than daily (like bed and breakfast) that would be required to come before ALLUAC and have certain things such as adequate parking, etc.

Things grandfathered in original regulations remain so. New regulations from updated NP will also provide for grandfathering. Any properties that would be affected will become grandfathered.

*Motion passed --- Policy 3.3 (p. 28 of NP) – Grandfathered uses should be protected.

Regarding Action 1.3.4 (p. 27 of NP) - It is clear, and definitions are in the regulations.

*Motion passed --- (after long discussion of which is least confusing) --- Decision reaffirmed to not include existing code with NP.

*Motion passed --- Action 2.1.2 (p. 28 of NP) – To remove provision for commercial campgrounds.

Andrew has made changes in NP to explain ALPOA/ALLUAC relationship.

Andrew suggests that we rally neighbors to come to meetings and write in. Mail and e-mail to support plan to show to Planning Board. We could ask Planning Board to delay public meeting to next summer, but have workshop with them as soon as possible.

Ron Buentemeir (public comment) suggests that we get ALPOA involved. Dick offers to attend next ALPOA board meeting.

Andrew suggests an ALLUAC letter to ALPOA about a mail-in post card.

Brent suggests that we put a copy of the plan and the code in people's hands, and that we each have a list for next meeting of those we plan to present copies to.

Dick: Agenda for next meeting is to review changes and approve plan. Andrew: Changes (in red) will be available 48 hours before meeting.

Meeting adjourned 9PM. Next September 30 at 6PM.

Ed Speelman - secretary

Note: Next meeting changed by Planning and Zoning Office to October 7.

